

1/36 Hectorville Road, Hectorville, SA 5073

HARRIS

Sold House

Tuesday, 9 January 2024

1/36 Hectorville Road, Hectorville, SA 5073

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 180 m2

Type: House



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Contact agent

Dreaming of designer living with space to entertain and size to settle well into the future? Then set your eyes on this sparkling 2020 low maintenance, luxury home that blends modern sophistication with impeccable feature and form, delivering that turn-key start you've been looking for. Street facing in a small group of custom-built townhouses, enjoy a light-spilling ground level gliding over ash timber floating floors and where effortless alfresco flow combines the all-in-one living, dining and stone-topped chef's zone into one fun-filled social scene. With waterfall bench tops and sleek contrast cabinetry, breakfast bar inviting casual eats and welcome conversation while you whip-up delicious dinners or cocktail hour to kickstart your weekends – this free-flowing ground floor sparks everyday lifestyle bliss. A quick tip-toe upstairs finds you a cosy second living area, perfect for curling up with the latest bestseller or give the kids their own private play space, while the plush carpeted 3-bedroom footprint sees handy ceiling fans and built-in robes, stylish main bathroom gleaming with floor-to-ceiling tiling, along with a spacious master bedroom complete with walk-through wardrobe and luxe ensuite for those personal daily rituals. The double garage, concealed laundry and guest WC, along with cosy ducted AC and a cost effective 3.5kw solar system, add stellar feature and practicality to a property that needs no changing. And whether you're a growing family or young couples, you'll find a raft of conveniences right outside your door – from local playgrounds and primary schools, a short stroll to the Red Mill Bakehouse or the famed Pasta Deli to elevate your weekly lunches and dinners, to a quick 4-minutes to the always bustling Firlie Plaza & Kmart and plenty of city-bound public transport options – there's a long list of lifestyle extras that make this a standout in the already sought-after east. Features you'll love: – Stunning open-plan entertaining potential as the living, dining and stylish stone-topped designer kitchen combine for one superb social hub – Instant gas hot water and gas cooktop – Spacious, all-weather alfresco with LED lighting, aggregate concrete paths, and neat, easy-care lawn – Lovely and light-filled upstairs second living area with ceiling fan – Beautiful plush carpeted master bedroom featuring WIR and luxe ensuite – 2 additional ample-sized bedrooms, both with BIRs and ceiling fans – Ground floor guest WC, concealed laundry area, and powerful ducted AC throughout for year-round climate comfort – 3.5Kw solar system – Double garage for extra storage options, and neat low maintenance frontage. Location highlights: – Rear fence of the community complex adjoins the "Melville Grove Secret Playground" (actual name) – A stone's throw to the Red Mill Bakehouse, the hugely popular Pasta Deli and a short walk to East Torrens Primary – Moments to the bustling Firlie Plaza & Kmart, and less than 10-minutes to the iconic Parade Norwood – Only 6.6km to Adelaide CBD. Specifications: CT / 6232/802 Council / Campbelltown Zoning / GN Built / 2020 Land / 180m² Community Title Details / 4 units in Community, shared driveway and quarterly water bill, 1 cat or 1 dog under 10kg allowed. Community Rates / \$207pa (shared insurance cost from 4 units) Community Manager / Community Corporation No. 41811 Council Rates / \$1,410.10pa (approx) Emergency Services Levy / \$133.15pa (approx) SA Water / \$158.63pq (approx) Estimated rental assessment: \$590 - \$620 p/w (Written rental assessment can be provided upon request) Nearby Schools / Morialta Secondary College (zoned), East Torrens P.S, Charles Campbell College. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409